RESOLUTION NO.\_\_\_\_\_\_\_\_\_\_

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE

PROVISIONS OF THE ACT OF THE PENNSYLVANIA

LEGISLATURE 1961, JUNE 13, P.L. 282 (53

SECTION 8004) AND BETHLEHEM ORDINANCE NO.

3952 AS AMENDED.

WHEREAS, it is proposed to build an addition on the existing 2-story, mixed-use building at 337 Vine St.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the work.

Sponsored by: (s)

(s)

ADOPTED BY COUNCIL THIS DAY OF

(s)

President of Council

ATTEST:

(s)

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE # 616– It is proposed to build an addition on the existing 2-story, mixed-use building at 337 Vine St.

OWNER/APPLICANT: Cartlin Development / Greg Heitman

The Commission upon motion by Mr. Roeder seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to build an addition on the existing 2-story, mixed-use building at 337 Vine St.was represented by Daniel Harrigan and Greg Heitman.
2. The addition will be constructed as shown in the drawings submitted and as described below. REVISED DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE HCC AT A FUTURE MEETING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:
3. The new addition will have a flat roof with cornice as shown on drawings but without the 4” pack-out. A cross section through the cornice should be submitted for review.
4. The second and third floors will be finished with smooth vinyl siding with a 4” reveal. (CertainTeed - Restoration Classic or equivalent)
5. The new windows will match the existing vinyl windows. Flat trim 3”-4” wide will be added around the second and third floors windows.
6. The flat roof will be slopes so that all downspouts are located on the south and north elevations.
7. Mechanical equipment will be located on the roof so that they are not visible from the street.
8. The storefront level will be modified as recommended at the meeting and sketched by the Historic Officer.
9. The pent roofs over the two existing retail spaces will be removed.
10. The storefront cornice will be extend approximately 4” further and appropriately scaled, paired brackets will be installed between retail spaces (Fypon brackets or equivalent)
11. The doors to the retail rental spaces will be 3/4 light smooth fiberglass (or wood) doors.
12. The doors to the apartments will be smooth fiberglass 4 panel doors with transoms above and 3”-4” flat trim. The door on the north elevation will be the same 4 panel door.
13. A signage panel will be constructed over the storefront windows and doors using MDO or similar smooth wood-like material.
14. The signage panel, window, and door of each storefront will be cased with 3’-4” flat trim with an appropriately scaled molding at top (Fypon or equivalent) as shown in sketch provided by the Historic Officer.
15. The sill height of display window on the south end of the façade will be raised to be about 18”-24” above the sidewalk.
16. All new stucco must be smooth. Control joints in the stucco façade should be located between the storefronts, as shown in sketch, or in some other pattern that enhances the architecture.
17. Samples and specifications needed for review:
    1. Door and window specifications
    2. Stucco colors, texture, and control joint pattern
    3. Casing details
    4. Molding and bracket profiles
    5. Downspout locations
    6. Vinyl siding specification
    7. Detail of connection to existing building and treatment of existing glass block windows
18. It is recommended, but required, that an historic color scheme with 4-6 colors be used for the building
19. The motion to approve the proposal was unanimously approved.

CU: cu



By:

Date of Meeting: May 15, 2017 Title: Historic Officer